

EMSLEY MAVOR
ESTATE AGENTS

...your home is where our heart is



Back Lane
, Newton On Ouse, YO30 2DF
Asking Price £550,000



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STYLE - Individually Built Family Home

HIGHLIGHTS - Open Plan Dining Kitchen, Located in Desirable Village Location

THREE WORDS - DON'T MISS OUT!

Headline: "Charming Mulberry Cottage: Your Dream Family Home Awaits"

Overview

Welcome to Mulberry Cottage, an individually built family home nestled in the heart of the hugely popular village of Newton on Ouse. This property, lovingly designed by the owner, harmoniously blends modern living with a rich history, some of its original brickwork dating back to the early 1800s.

Step Inside

Upon entering, head to the left where you'll be greeted by a bespoke open plan living dining kitchen. Exposed beams and bespoke oak base and wall mounted cupboards and drawers, along with Belfast sink add a touch of rustic charm. The AGA and underfloor heating ensures a cosy atmosphere, it is a super sociable space for the whole family to be together. French doors connect effortlessly to a secluded terrace bringing the outdoors in!

The kitchen flows seamlessly into a large utility room and a versatile home office or hobby room, providing ample space to suit a buyer's needs.

The ground floor also houses a spacious sitting room, where a wood-burning stove sits beneath a historical timber beam. French doors open out onto a picturesque garden, inviting the outside in and flooding the room with natural light. A double bedroom and a modern shower room, installed just five years ago, complete the ground floor offering.

Upstairs, you'll find three generous double bedrooms and a family bathroom, providing plenty of space for everyone to relax and unwind.

Outside

Step outside to discover a beautifully maintained garden, where mature trees and perennial plants create a tranquil oasis. A secluded paved and gravelled terrace to the side of the property offers the perfect sun trap for alfresco dining and summer entertaining. The



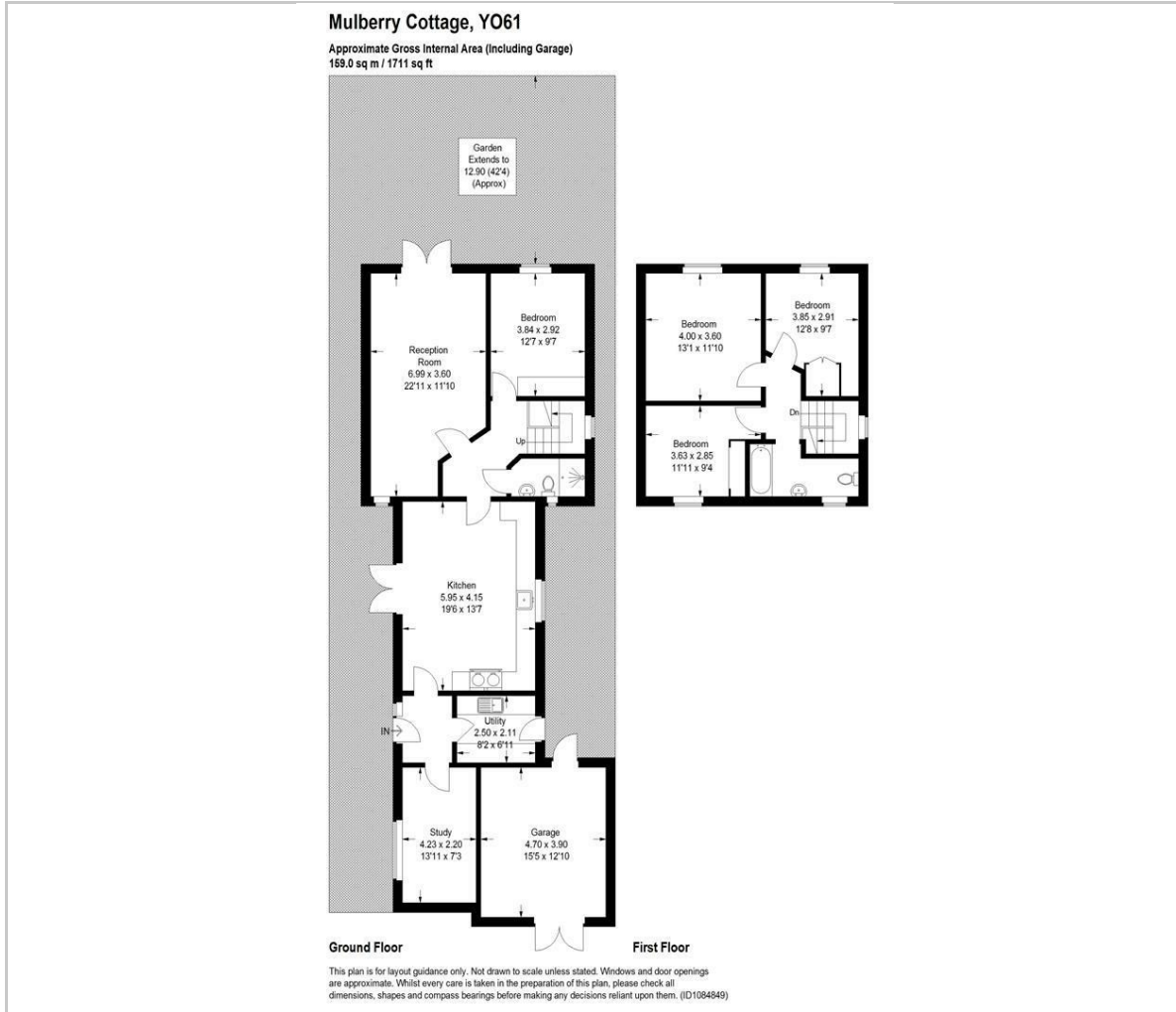


property behind has access for wheelie bin (garden waste only) . Ask agent for further details.

To the front of the property, off-street parking adds a practical touch to this charming home. Garage with storage space above.

In Mulberry Cottage, you'll find a home that offers versatile living spaces, a blend of historical charm and modern conveniences, and a warm, welcoming atmosphere. It's more than just a house - it's a home where memories are waiting to be made.

Floor Plan



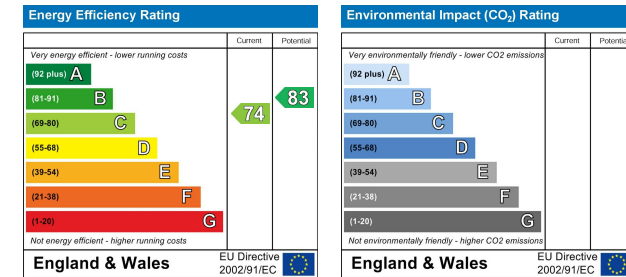
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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